City of Lafayette Staff Report

For: City Council

By: Niroop K. Srivatsa

Date Written: November 17, 2008

Meeting Date: November 24, 2008

Subject: **ABAG's *Projections 2009***

Purpose

To provide the Association of Bay Area Governments (ABAG) with comments on its population, household and employment projections for Lafayette and the region up to Year 2035.

Projections 2009

The Association of Bay Area Governments (ABAG) has released draft *Projections 2009* and seeks comments. To respond to the downturn in the economy, escalating fuel prices, the threat of climate change, and Senate Bill 32, ABAG has for the first time prepared two scenarios titled "Scattered Success" and "Focused Future". Scattered Success assumes business as usual, with development trends similar to those envisioned in previous *Projections* prepared by ABAG. In this scenario, despite limited progress in developing more transportation-efficient projects, future development is located in low density, auto-dependent, single-use neighborhoods. In Focused Future, region wide development and redevelopment are focused around transit in the major urban areas and local town centers, creating walkable downtowns and mixed-use neighborhoods.

Focused Future allocates more population than Scattered Success to the counties of San Francisco, Alameda, San Mateo and Santa Clara while other counties lose population and jobs. In Focused Future, Contra Costa County will have 9,500 fewer people, 10,000 fewer households and 20,000 fewer jobs in 2035 than Scattered Success. However, within our county, Focused Future projects that the populations of cities that have transit stations will increase. The following tables show the differences between the two scenarios for Lafayette and its neighbors in the Year 2035:

Population

Jurisdiction	Scattered Success	Focused Future	Difference
Lafayette	27,800	28,834	+1,034
Moraga	18,900	16,839	-2,061
Orinda	19,100	19,635	+535
Walnut Creek	97,700	114,909	+17,209
Pleasant Hill	45,500	49,765	+4,265

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Households

Jurisdiction	Scattered Success	Focused Future	Difference
Lafayette	10,930	10,985	+55
Moraga	6,690	5,937	-753
Orinda	7,330	7,515	+185
Walnut Creek	47,590	55,532	+7,942
Pleasant Hill	19,790	21,744	+1,954

Jobs

Jurisdiction	Scattered Success	Focused Future	Difference
Lafayette	12,060	12,080	+20
Moraga	6,290	6,078	-212
Orinda	6,910	6,978	+68
Walnut Creek	77,300	81,274	+3,974
Pleasant Hill	23,780	28,024	+4,244

ABAG staff has tested these two scenarios against the performance targets adopted by the ABAG Board to determine how well they performed. The performance targets that were used are:

Economy: Congestion

- Reduce person hours of delay by 20 percent below today's levels by 2035

Environment: Carbon Dioxide (CO2) and Particulate Matter (PM) Emissions

- Reduce CO2 emissions by 40 percent below 1990 levels by 2035
- Reduce PM2.5 emissions by 10 percent below today's levels by 2035
- Reduce emissions of coarser particulate mater (PM10) by 45 percent under today's levels by 2035

Environment: Vehicle Miles Traveled (VMT)

- Reduce VMT per capita by 10 percent compared to today by 2035

Environment: Land Consumption

- Limit regional greenfield development to 900 acres per year

Equity: Affordability & Access

- Increase non-automobile dependent access to jobs and essential services by 20 percent compared to today by 2035

The results of the test revealed that (1) Focused Future fared better than Scattered Success but (2) land use alone cannot achieve these targets. When land use is combined with other factors - infrastructural improvements, pricing change (a substantial increase in gas prices), technology advancements and

behavioral changes (staggered work hours, working from home, increased use of bicycles and alternative modes of transportation) - the Bay Area will come closer to meeting the 2035 target.

ABAG would like comments on the alternative growth scenarios by November 26th. ABAG staff will review the comments, prepare a revised scenario in January 2009 and submit it for additional comments.

Staff Comments

While there is not a significant difference in the outcome of both scenarios for Lafayette, staff would prefer to reserve comments on the validity of the scenarios until it has obtained clarification on both the factors and performance targets that were used in this exercise. Some of the questions for which we seek answers are:

Factors

1. Infrastructural improvements: what types of highway and transit projects did ABAG include? Did ABAG consider extending transit service to Marin and Sonoma counties by 2035? If not, why?

2. Land use: how much exactly does land use contribute to meeting the targets? If the populations in the three largest cities are projected to increase significantly, what impact does this have on schools and services?

3. Pricing change: how high should the price of gasoline be to discourage people from driving alone?

4. Technology: what is included in this category?

Performance targets

1. Limitation of greenfield development to 900 acres per year: Is this for the entire Bay Area? Define greenfield development. Will it include land that is already entitled? Will it include that is governed by development agreements?

Recommendation

Authorize staff to forward Lafayette's initial comments and questions on *Projections 2009* to ABAG.

Attachments

what if?

san francisco bay area . alternative growth scenarios . projections to 2035

The production and accumulation of greenhouse gases, including carbon dioxide, are changing the Earth's climate. In the Bay Area, 50 percent of our carbon dioxide emissions come from the transportation sector. The vast majority of these carbon emissions come from cars. Most of us live in communities where driving is the only transportation option. What if things were different?

In 25 years, over nine million people will live in the San Francisco Bay Area - two million more than today. Over one-quarter of us will be 65 years old or older. The era of cheap oil will have more than likely come to an end.

To help think about the future of the Bay Area, we have created two alternative development scenarios. In the first scenario, **Scattered Success**, local and regional policy makers have had some success in developing more transportation-efficient projects. Still, thousands of additional acres of low-density, auto-dependent, single-use neighborhoods have been added to our urban-footprint. Transit is still unavailable in many parts of the region and walking remains an unrealistic option in too many places. This means the majority of us continue to drive to our daily destinations. As a result, driving and our transportation-related carbon emissions have gone up.

In the second scenario, **Focused Future**, there has been an incredible amount of region-wide revitalization of our inner cities and new development around our light- and heavy-rail stations, major bus stops and ferry terminals. Transportation services have been extended and improved, and many connections are nearly seamless. Existing, auto-dependent suburbs have been transformed into walkable downtowns and mixed-use neighborhoods, where more housing and businesses have located. Walking, biking and transit use are the norm in many places. As a result, our transportation-related carbon emissions have gone down.

This Fall, join Bay Area regional planners to discuss these alternative scenarios and what they mean for your community. The scenarios are a means for testing a range of development possibilities. In our view, a **Focused Future** offers the best hope toward reducing our reliance on cars and transportation energy, and ultimately our carbon footprint - even if it does not unfold exactly as we have described here. With sufficient capital infrastructure and incentives, good design and community amenities, we can build a transportation-efficient region. We will need large financial investments into our existing urban communities, unwavering commitment and strong leadership to make it happen.

Whatever your role in this, we hope you join us in discussing these scenarios and that they help you to better understand the choices we all face.

Region Aims High

Things do change. We effectively determine the nature of that change. So then, what if we decided that in the future, most Bay Area residents could choose to drive less? What if we determined that our transportation-related carbon emissions should be lower than they are today? What if there was less traffic congestion and more people had access to transit? In our future, what if we could conserve more land for open space and agricultural uses? Some say we would be aiming too high. But what if by aiming high, we could succeed even if we fell short?

Aim for the Targets

Bay Area communities have made substantial progress toward moving away from a "business as usual" development pattern. We have had some success in planning and developing more transportation efficient communities near our BART stations, VTA transit areas, MUNI stops and ferry terminals. The **Scattered Success** scenario largely documents this progress. **Scattered** extends our current level of success twenty-five years out into the future. However, as you read how that future scenario plays out, it will quickly become clear that we need to get **Focused**, and do more.

When and how will we know when we have done enough?

We can only know we have achieved success by setting clear, measurable goals and then working toward those goals. The Bay Area's regional land use and transportation agencies, the Association of Bay Area Governments and the Metropolitan Transportation Commission, have set such goals. We have set provisional long-term targets to reduce region-wide driving, greenhouse gases, to improve air quality, protect our land resources and to promote equity. These targets are mostly based on existing California laws, including Assembly Bill 32, California's Global Warming Solutions Act of 2006.

Specifically, by 2035 we aim to:

- ⇨ Reduce driving per person by 10 percent below today's levels.
- ⇨ Reduce traffic congestion, measured by hours of delay, by 20 percent below today's levels.
- ⇨ Reduce carbon dioxide emissions by 40 percent below 1990 levels.
- ⇨ Reduce PM2.5 (fine dust particles) emissions by 10 percent below today's levels.
- ⇨ Reduce PM10 (coarser particulate mater) by 45 percent below today's levels.
- ⇨ Limit greenfield development to 900 acres per year over the next 25 years.
- ⇨ Increase access to jobs and essential services via transit or walking by 20 percent above today's levels.

what if?

san francisco bay area . alternative growth scenarios . projections to 2035

schedule & comments

This year's update to our biannual *Projections* series, *Projections 2009*, will entail greater discussion with and input from local jurisdictions than during past updates. This is because, for *Projections 2009* we have significantly changed our approach to developing the forecast. Instead of providing local jurisdictions with a single draft forecast to comment on, we will be providing two alternative "what if?" land use forecasts, *Scattered Success* and *Focused Future*. In addition, we will provide detailed information on how each of the alternatives "performs" against a set of regionally adopted performance targets.

Schedule & Comment Deadlines

Fall 2008 (October/November)

This fall, we will hold at least one meeting in each county in the Bay Area to discuss the alternatives and the performance target analysis. Meetings will be with senior planning staff from both cities and counties. We will also meet with elected officials from around the region. At these meetings, we welcome your input on the alternatives, and any specific comments you may have about your individual jurisdiction.

We will need to receive your comments in writing on the initial alternative growth scenarios by November 26, 2008

Winter 2008/09 (December-February)

Beginning in December, we will review all comments received. Your input, received during the fall, will be used to develop a revised scenario. The draft revised scenario would then be provided to all jurisdictions and interested parties by January 2009. Jurisdictions would again be invited to comment on this alternative. This may be through one-on-one meetings and/or county outreach meetings.

We expect the second round of comments, and potentially more outreach meetings, to be completed in February 2009.

What We Would Like to Know from You

While we expect to have draft alternatives, at both a county and jurisdiction level, for the first set of outreach meetings, we hope to hear your input on the more general issue of land use and its impact on driving, emissions, as well as on the other targets. Are the assumptions that go into the alternative scenarios appropriate? Are current trends in markets and regulations making the more aggressive scenario, **Focused Future**, a reality? Is it important for this region to show leadership on issues like green house gases, even if the trends are not clear? Would a different alternative work better to achieve the performance targets? Or, does the base case, **Scattered Success**, appropriately reflect local and regional goals?

In your comments about either scenario, you should describe any disagreements you have with the assumptions as specifically as possible. For example, do you disagree with our assessment of energy costs or the regulatory environment? If you have a different alternative in mind, please describe that approach. For example, should more of the growth be centered in Alameda County?

For comments related to your particular jurisdiction, you should describe any development opportunities you think we may not have considered. Or, are there any specific physical, historical, or cultural limitations to the growth we have described? In addition, please note that while we will consider comments regarding your existing general or specific plans, keep in mind that general plans do not extend to the end of the forecast period. Further, the **Focused Future** alternative assumes significant regulatory and market changes which your existing plan's land use potential may not consider.

Projections 2009 Comment Contacts

The outreach meetings are meant to supplement the efforts we have traditionally made to get your feedback on our regional land use forecast. However, please feel free to contact us by e-mail, post, or telephone with any comments you may have. Comments, as always, should be made as early as possible.

Alameda, Contra Costa and San Francisco County jurisdictions, please contact:
Hing Wong at (510) 464-7966, or HingW@abag.ca.gov

Santa Clara, San Mateo and Solano County jurisdictions, please contact:
Jason Munkres at (510) 464-7929, or JasonM@abag.ca.gov

Marin, Sonoma and Napa County jurisdictions, please contact:
JoAnna Bullock at (510) 464-7968, or JoannaB@abag.ca.gov

Draft Alternatives Performance Targets
Projections 2009

Environment: Carbon Dioxide (CO2) and Particulate Matter (PM) Emissions

Target: Reduce CO2 emissions to 52,000 tons per day (40 percent below 1990 levels by 2035)

CO2 Emissions (Tons per Day)	2010 total	Scattered Success 2035 Total	Focused Future 2035 Total
Alameda	21,406	21,010	19,984
Contra Costa	13,182	13,415	12,516
Marin	4,001	4,061	3,834
Napa	1,682	1,915	1,526
San Francisco	4,437	4,312	4,233
San Mateo	10,237	10,569	10,101
Santa Clara	21,981	23,106	21,609
Solano	7,392	7,744	6,155
Sonoma	6,013	6,268	5,493
Bay Area	90,331	92,400	85,451

Target: Reduce PM2.5 emissions by 10 percent below today's levels by 2035

PM 2.5 Particulates (Tons per Day)	2010 total	Scattered Success 2035 Total	Increase/ Decrease	Focused Future 2035 Total	Increase/ Decrease
Alameda	4.9	5.9	19%	5.7	15%
Contra Costa	3.0	3.7	23%	3.5	17%
Marin	0.9	1.1	23%	1.1	18%
Napa	0.4	0.5	37%	0.4	11%
San Francisco	1.0	1.2	18%	1.2	18%
San Mateo	2.4	3.0	25%	2.9	21%
Santa Clara	5.1	6.5	27%	6.1	21%
Solano	1.7	2.2	27%	1.7	2%
Sonoma	1.4	1.8	26%	1.6	12%
Bay Area	20.8	25.8	24%	24.2	16%

Draft Alternatives Performance Targets
Projections 2009

Target: Reduce emissions of coarser particulate mater (PM10) by 45 percent under today's levels by 2035

PM10 Particulates (Tons per Day)	2010 total	Scattered Success 2035 Total	Increase/ Decrease	Focused Future 2035 Total	Increase/ Decrease
Alameda	17.2	21.6	26%	20.9	22%
Contra Costa	10.6	13.8	30%	13.1	24%
Marin	3.2	4.2	30%	4.0	25%
Napa	1.4	2.0	45%	1.6	17%
San Francisco	3.6	4.4	25%	4.4	24%
San Mateo	8.2	10.9	32%	10.6	28%
Santa Clara	17.7	23.8	35%	22.6	28%
Solano	5.9	8.0	34%	6.4	8%
Sonoma	4.8	6.5	33%	5.7	19%
Bay Area	72.6	95.2	31%	89.4	23%

Environment: Vehicle Miles Traveled (VMT)

Target: Reduce VMT per capita by 10 percent compared to today by 2035

Vehicle Miles Travelled (Daily VMT per Capita)	2010 per capita	Scattered Success 2035 per capita	Increase/ Decrease	Focused Future 2035 per capita	Increase/ Decrease
Alameda	21.3	20.8	-2%	19.8	-7%
Contra Costa	19.5	19.8	2%	18.8	-4%
Marin	24.3	27.6	14%	27.6	13%
Napa	19.0	23.6	24%	20.2	6%
San Francisco	8.6	8.7	1%	8.2	-5%
San Mateo	21.7	23.6	9%	22.3	3%
Santa Clara	18.5	18.7	1%	17.4	-6%
Solano	25.5	25.4	0%	24.0	-6%
Sonoma	18.5	21.2	14%	19.7	6%
Bay Area	19.1	19.7	3%	18.4	-4%

Draft Alternatives Performance Targets
Projections 2009

Environment: Land Consumption

Target: Limit regional greenfield development to 900 acres per year

Development (Total Developed Acres)	2010 total	Scattered Success 2035 Total	Greenfield Acres used Per year	Focused Future 2035 total	Greenfield Acres used Per year
Alameda	142,327	157,888	622	154,857	501
Contra Costa	125,565	147,037	859	140,813	610
Marin	41,953	43,017	43	42,288	13
Napa	24,435	27,241	112	26,337	76
San Francisco	15,681	16,016	13	16,005	13
San Mateo	87,997	91,627	145	90,212	89
Santa Clara	178,382	189,454	443	185,104	269
Solano	79,541	91,103	462	84,613	203
Sonoma	186,084	195,657	383	191,282	208
Bay Area	881,964	959,040	3,083	931,512	1,982

Economy: Congestion

Target: Reduce person hours of delay by 20 percent below today's levels by 2035

Delay (Annual VHD per Capita)	2010 per capita	Scattered Success 2035 per capita	Increase/ Decrease	Focused Future 2035 per capita	Increase/ Decrease
Alameda	40.2	41.0	2%	28.3	-30%
Contra Costa	34.6	44.9	30%	24.2	-30%
Marin	38.5	62.2	62%	30.5	-21%
Napa	16.8	45.1	168%	14.7	-13%
San Francisco	12.5	27.9	123%	17.4	39%
San Mateo	20.5	42.3	106%	22.5	10%
Santa Clara	28.2	34.6	22%	23.3	-18%
Solano	30.5	49.6	62%	14.6	-52%
Sonoma	23.0	37.8	64%	16.5	-29%
Bay Area	29.2	39.7	36%	22.9	-21%

Draft Alternatives Performance Targets
Projections 2009

Equity: Affordability & Access

Target: **Increase non-automobile dependent access to jobs and essential services by 20 percent compared to today by 2035**

Affordability and Access (Percent Increase in Non-Auto Access)	Households Near Transit 2000	Lower Income Households Near Transit 2000	Households Near Transit Scattered Success 2035	Increase/ Decrease	Households Near Transit Focused Future 2035	Increase/ Decrease	Lower Income Households Near Transit Scattered Success 2035	Increase/ Decrease	Lower Income Households Near Transit Focused Future 2035	Increase/ Decrease
Alameda	277,078	145,834	390,949	5%	426,217	12%	196,982	4%	219,337	10%
Contra Costa	178,896	82,836	297,745	10%	282,594	13%	145,671	11%	125,101	10%
Marin	57,250	20,736	69,287	4%	64,648	1%	24,740	4%	23,207	1%
Napa	-	-	-	0%	-	0%	-	0%	-	0%
San Francisco	256,011	120,880	316,750	2%	353,080	6%	147,412	2%	164,169	5%
San Mateo	135,485	52,055	174,312	4%	182,984	8%	67,260	3%	67,642	6%
Santa Clara	294,706	106,053	480,601	14%	504,670	19%	175,522	12%	186,513	16%
Solano	31,675	15,323	49,070	22%	48,749	19%	24,801	29%	23,939	21%
Sonoma	66,633	33,041	96,422	13%	93,147	16%	47,613	13%	46,010	16%
Bay Area	1,297,735	576,757	1,875,136	8%	1,956,090	12%	830,001	7%	855,916	11%

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Projections 2009

Scenario: Scattered Success

Region

Association of Bay Area Governments

TOTAL POPULATION

COUNTIES	2000	2005	2010	2015	2020	2025	2030	2035
ALAMEDA	1,443,741	1,505,300	1,549,800	1,615,400	1,686,000	1,767,400	1,854,400	1,943,900
CONTRA COSTA	948,816	1,023,400	1,091,800	1,140,300	1,184,100	1,229,400	1,275,200	1,322,200
MARIN	247,289	252,600	256,500	262,800	268,800	273,200	277,300	281,300
NAPA	124,279	133,700	138,800	143,900	147,600	150,600	153,000	155,200
SAN FRANCISCO	776,733	795,800	805,000	820,100	854,600	886,900	922,300	957,600
SAN MATEO	707,163	721,900	733,000	764,300	793,900	819,400	844,300	870,500
SANTA CLARA	1,682,585	1,763,000	1,823,100	1,926,900	2,041,000	2,148,200	2,255,000	2,369,000
SOLANO	394,542	421,600	443,100	476,100	502,600	530,700	557,500	584,800
SONOMA	458,614	478,800	497,900	511,200	524,700	539,100	551,900	564,300
REGION	**6,783,762**	**7,096,100**	**7,339,000**	**7,661,000**	**8,003,300**	**8,344,900**	**8,690,900**	**9,048,800**
METROPOLITAN STATISTICAL AREAS (MSA)								
NAPA	124,279	133,700	138,800	143,900	147,600	150,600	153,000	155,200
SAN FRANCISCO-OAKLAND-FREMONT	4,123,742	4,299,000	4,436,100	4,602,900	4,787,400	4,976,300	5,173,500	5,375,500
SAN JOSE-SUNNYVALE-SANTA CLARA*	1,682,585	1,763,000	1,823,100	1,926,900	2,041,000	2,148,200	2,255,000	2,369,000
SANTA ROSA-PETALUMA	458,614	478,800	497,900	511,200	524,700	539,100	551,900	564,300
VALLEJO-FAIRFIELD	394,542	421,600	443,100	476,100	502,600	530,700	557,500	584,800

* Data does not include San Benito County

HOUSEHOLDS

COUNTIES	2000	2005	2010	2015	2020	2025	2030	2035
ALAMEDA	523,366	543,790	557,270	582,670	609,680	639,120	668,990	699,580
CONTRA COSTA	344,129	368,310	394,510	417,330	435,190	453,400	472,030	489,650
MARIN	100,650	103,180	104,550	107,140	109,700	112,020	114,180	116,010
NAPA	45,402	49,270	51,240	53,420	55,510	56,980	58,410	59,420
SAN FRANCISCO	329,700	338,920	346,680	356,160	366,280	376,400	386,530	396,660
SAN MATEO	254,104	260,070	264,400	274,260	285,030	294,820	303,790	312,350
SANTA CLARA	565,863	595,700	614,000	650,130	686,600	722,360	760,480	800,140
SOLANO	130,403	142,040	148,160	158,380	167,810	176,920	185,860	194,800
SONOMA	172,403	181,800	188,340	195,410	202,720	208,560	213,500	218,160
REGION	**2,466,020**	**2,583,080**	**2,669,150**	**2,794,900**	**2,918,520**	**3,040,580**	**3,163,770**	**3,286,770**
METROPOLITAN STATISTICAL AREAS (MSA)								
NAPA	45,402	49,270	51,240	53,420	55,510	56,980	58,410	59,420
SAN FRANCISCO-OAKLAND-FREMONT	1,551,949	1,614,270	1,667,410	1,737,560	1,805,880	1,875,760	1,945,520	2,014,250
SAN JOSE-SUNNYVALE-SANTA CLARA*	565,863	595,700	614,000	650,130	686,600	722,360	760,480	800,140
SANTA ROSA-PETALUMA	172,403	181,800	188,340	195,410	202,720	208,560	213,500	218,160
VALLEJO-FAIRFIELD	130,403	142,040	148,160	158,380	167,810	176,920	185,860	194,800

* Data does not include San Benito County

TOTAL JOBS

COUNTIES	2000	2005	2010	2015	2020	2025	2030	2035
ALAMEDA	750,160	730,270	735,440	798,130	863,340	933,730	1,007,020	1,071,930
CONTRA COSTA	371,310	379,030	394,290	429,850	467,590	507,510	549,730	590,650
MARIN	134,180	135,470	141,880	146,630	151,410	156,640	162,120	167,290
NAPA	66,360	70,690	74,060	79,390	84,640	89,520	93,910	98,260
SAN FRANCISCO	642,500	553,090	595,100	639,440	687,860	737,540	787,080	837,380
SAN MATEO	386,590	337,350	362,380	392,670	425,410	458,040	492,620	527,880
SANTA CLARA	1,044,130	872,860	948,310	1,030,980	1,116,270	1,206,100	1,298,770	1,393,490
SOLANO	136,740	150,520	146,620	159,690	174,360	188,570	202,780	215,910
SONOMA	221,490	220,460	228,460	248,590	270,230	292,880	315,470	340,170
REGION	**3,753,460**	**3,449,740**	**3,626,540**	**3,925,370**	**4,241,110**	**4,570,530**	**4,909,500**	**5,242,960**
METROPOLITAN STATISTICAL AREAS (MSA)								
NAPA	66,360	70,690	74,060	79,390	84,640	89,520	93,910	98,260
SAN FRANCISCO-OAKLAND-FREMONT	2,284,740	2,135,210	2,229,090	2,406,720	2,595,610	2,793,460	2,998,570	3,195,130
SAN JOSE-SUNNYVALE-SANTA CLARA*	1,044,130	872,860	948,310	1,030,980	1,116,270	1,206,100	1,298,770	1,393,490
SANTA ROSA-PETALUMA	221,490	220,460	228,460	248,590	270,230	292,880	315,470	340,170
VALLEJO-FAIRFIELD	136,740	150,520	146,620	159,690	174,360	188,570	202,780	215,910

* Data does not include San Benito County

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Projections 2009

Scenario: Focused Future

Region

Association of Bay Area Governments

TOTAL POPULATION

COUNTIES	2000	2005	2010	2015	2020	2025	2030	2035
ALAMEDA	1,443,741	1,505,300	1,549,800	1,648,166	1,721,904	1,809,062	1,900,950	1,990,921
CONTRA COSTA	948,816	1,023,400	1,091,800	1,104,386	1,159,573	1,212,404	1,263,074	1,312,851
MARIN	247,289	252,600	256,500	266,109	268,239	271,675	272,511	274,092
NAPA	124,279	133,700	138,800	142,266	144,645	146,311	147,445	148,693
SAN FRANCISCO	776,733	795,800	805,000	829,022	875,255	920,501	967,702	1,016,992
SAN MATEO	707,163	721,900	733,000	780,333	817,678	844,558	868,625	892,372
SANTA CLARA	1,682,585	1,763,000	1,823,100	1,976,510	2,105,967	2,213,269	2,326,257	2,442,686
SOLANO	394,542	421,600	443,100	468,497	479,082	488,800	497,432	506,218
SONOMA	458,614	478,800	497,900	516,870	526,335	535,672	542,712	549,147
REGION	**6,783,762**	**7,096,100**	**7,339,000**	**7,732,160**	**8,098,678**	**8,442,252**	**8,786,707**	**9,133,971**
METROPOLITAN STATISTICAL AREAS (MSA)								
NAPA	124,279	133,700	138,800	142,266	144,645	146,311	147,445	148,693
SAN FRANCISCO-OAKLAND-FREMONT	4,123,742	4,299,000	4,436,100	4,628,016	4,842,649	5,058,201	5,272,862	5,487,227
SAN JOSE-SUNNYVALE-SANTA CLARA*	1,682,585	1,763,000	1,823,100	1,976,510	2,105,967	2,213,269	2,326,257	2,442,686
SANTA ROSA-PETALUMA	458,614	478,800	497,900	516,870	526,335	535,672	542,712	549,147
VALLEJO-FAIRFIELD	394,542	421,600	443,100	468,497	479,082	488,800	497,432	506,218

* Data does not include San Benito County

HOUSEHOLDS

COUNTIES	2000	2005	2010	2015	2020	2025	2030	2035
ALAMEDA	523,366	543,790	557,270	593,038	620,947	653,093	685,531	716,528
CONTRA COSTA	344,129	368,310	394,510	402,734	421,970	441,610	460,851	478,830
MARIN	100,650	103,180	104,550	107,352	108,582	110,115	111,203	112,032
NAPA	45,402	49,270	51,240	52,343	53,162	53,733	54,265	54,637
SAN FRANCISCO	329,700	338,920	346,680	364,172	379,748	397,198	413,106	430,450
SAN MATEO	254,104	260,070	264,400	279,773	292,379	303,076	312,151	320,730
SANTA CLARA	565,863	595,700	614,000	663,799	702,990	736,889	776,369	815,549
SOLANO	130,403	142,040	148,160	156,354	160,028	163,166	166,072	168,970
SONOMA	172,403	181,800	188,340	196,392	200,612	203,907	206,310	208,393
REGION	**2,466,020**	**2,583,080**	**2,669,150**	**2,815,957**	**2,940,419**	**3,062,787**	**3,185,857**	**3,306,119**
METROPOLITAN STATISTICAL AREAS (MSA)								
NAPA	45,402	49,270	51,240	52,343	53,162	53,733	54,265	54,637
SAN FRANCISCO-OAKLAND-FREMONT	1,551,949	1,614,270	1,667,410	1,747,069	1,823,627	1,905,092	1,982,842	2,058,570
SAN JOSE-SUNNYVALE-SANTA CLARA*	565,863	595,700	614,000	663,799	702,990	736,889	776,369	815,549
SANTA ROSA-PETALUMA	172,403	181,800	188,340	196,392	200,612	203,907	206,310	208,393
VALLEJO-FAIRFIELD	130,403	142,040	148,160	156,354	160,028	163,166	166,072	168,970

* Data does not include San Benito County

TOTAL JOBS

COUNTIES	2000	2005	2010	2015	2020	2025	2030	2035
ALAMEDA	750,160	730,270	735,440	835,551	888,989	945,855	1,008,988	1,066,522
CONTRA COSTA	371,310	379,030	394,290	434,141	466,067	495,365	533,401	569,940
MARIN	134,180	135,470	141,880	144,992	148,725	152,852	157,722	162,057
NAPA	66,360	70,690	74,060	82,883	89,282	86,205	90,576	95,192
SAN FRANCISCO	642,500	553,090	595,100	664,174	727,057	785,609	851,433	923,323
SAN MATEO	386,590	337,350	362,380	390,148	421,007	451,820	485,295	519,968
SANTA CLARA	1,044,130	872,860	948,310	1,009,929	1,095,661	1,179,922	1,267,055	1,358,239
SOLANO	136,740	150,520	146,620	171,204	182,578	193,696	204,550	214,887
SONOMA	221,490	220,460	228,460	254,601	273,479	291,818	310,734	332,842
REGION	**3,753,460**	**3,449,740**	**3,626,540**	**3,987,624**	**4,292,845**	**4,583,141**	**4,909,754**	**5,242,970**
METROPOLITAN STATISTICAL AREAS (MSA)								
NAPA	66,360	70,690	74,060	82,883	89,282	86,205	90,576	95,192
SAN FRANCISCO-OAKLAND-FREMONT	2,284,740	2,135,210	2,229,090	2,469,006	2,651,845	2,831,501	3,036,839	3,241,810
SAN JOSE-SUNNYVALE-SANTA CLARA*	1,044,130	872,860	948,310	1,009,929	1,095,661	1,179,922	1,267,055	1,358,239
SANTA ROSA-PETALUMA	221,490	220,460	228,460	254,601	273,479	291,818	310,734	332,842
VALLEJO-FAIRFIELD	136,740	150,520	146,620	171,204	182,578	193,696	204,550	214,887

* Data does not include San Benito County

draft

Projections 2009

Scenario: Scattered Success

Contra Costa County

Association of Bay Area Governments

TOTAL POPULATION

SUBREGIONAL STUDY AREA	2000	2005	2010	2015	2020	2025	2030	2035
ANTIOCH**	91,293	102,300	108,500	113,300	118,500	122,400	126,700	131,000
BRENTWOOD**	24,385	44,600	61,500	70,900	77,700	84,700	91,900	99,200
CLAYTON**	10,863	11,100	11,300	11,600	11,900	12,300	12,600	13,200
CONCORD**	124,467	128,300	133,100	138,200	143,700	149,700	156,000	161,200
DANVILLE**	42,958	44,700	45,100	45,800	46,200	46,600	46,700	47,100
EL CERRITO**	29,116	29,300	29,600	29,800	30,300	30,800	31,300	32,000
HERCULES**	19,497	23,600	25,100	26,200	27,300	28,300	29,500	30,700
LAFAYETTE**	25,334	25,800	25,700	25,900	26,400	26,900	27,200	27,800
MARTINEZ**	42,061	43,300	43,800	45,400	46,500	47,700	49,300	51,000
MORAGA**	16,333	16,500	16,700	16,800	17,400	17,700	18,300	18,900
OAKLEY**	26,803	31,500	36,500	39,500	41,400	43,200	45,700	48,600
ORINDA**	17,599	17,800	17,800	18,000	18,200	18,500	18,700	19,100
PINOLE**	30,806	31,700	32,000	32,500	33,200	33,700	34,600	35,300
PITTSBURG**	77,479	84,000	89,900	95,000	99,300	103,400	108,100	112,600
PLEASANT HILL**	39,186	40,100	41,800	43,200	43,600	44,200	44,800	45,500
RICHMOND**	115,443	120,000	123,000	128,200	134,400	141,900	146,600	151,300
SAN PABLO**	34,215	35,100	37,000	38,300	38,800	39,300	39,600	40,200
SAN RAMON***	44,834	52,000	62,500	68,000	73,200	78,300	83,600	89,000
WALNUT CREEK**	78,848	81,200	87,300	88,800	90,000	92,500	95,200	97,700
ALAMO-BLACKHAWK***	23,809	25,000	25,000	25,100	25,500	25,700	26,100	26,600
RODEO-CROCKETT***	11,911	12,500	13,400	13,600	13,900	14,300	14,800	15,400
RURAL EAST C. C. CO.***	15,193	16,200	17,900	18,500	18,800	19,100	19,400	19,900
REMAINDER	6,383	6,800	7,300	7,700	7,900	8,200	8,500	8,900
CONTRA COSTA COUNTY	**948,816**	**1,023,400**	**1,091,800**	**1,140,300**	**1,184,100**	**1,229,400**	**1,275,200**	**1,322,200**

*CITY **CITY SPHERE OF INFLUENCE ***OTHER SUBREGIONAL AREA

HOUSEHOLDS

SUBREGIONAL STUDY AREA	2000	2005	2010	2015	2020	2025	2030	2035
ANTIOCH**	29,656	33,090	35,130	37,250	39,320	40,890	42,500	44,080
BRENTWOOD**	7,899	14,400	19,710	23,360	25,790	28,200	30,730	33,230
CLAYTON**	3,921	4,000	4,090	4,230	4,320	4,410	4,500	4,590
CONCORD**	44,972	46,130	48,100	50,780	53,190	55,580	58,300	60,510
DANVILLE**	15,266	15,820	16,090	16,510	16,770	16,900	17,070	17,250
EL CERRITO**	12,825	12,960	13,110	13,340	13,610	13,890	14,160	14,430
HERCULES**	6,428	7,750	8,370	8,790	9,190	9,600	10,000	10,390
LAFAYETTE**	9,682	9,840	9,910	10,120	10,320	10,530	10,730	10,930
MARTINEZ**	16,583	16,980	17,330	18,190	18,750	19,350	20,090	20,810
MORAGA**	5,674	5,730	5,820	5,980	6,130	6,290	6,490	6,690
OAKLEY**	8,294	9,730	11,210	12,460	13,100	13,750	14,600	15,530
ORINDA**	6,596	6,670	6,700	6,820	6,940	7,070	7,200	7,330
PINOLE**	10,505	10,720	10,950	11,250	11,530	11,790	12,110	12,370
PITTSBURG**	24,001	25,910	27,850	29,940	31,480	33,020	34,600	36,150
PLEASANT HILL**	16,565	16,910	17,720	18,540	18,850	19,170	19,480	19,790
RICHMOND**	40,563	42,000	43,450	45,880	48,330	51,250	53,220	55,130
SAN PABLO**	10,219	10,550	10,960	11,650	11,830	12,010	12,190	12,370
SAN RAMON***	16,981	19,590	23,780	26,170	28,320	30,460	32,670	34,850
WALNUT CREEK**	37,086	38,060	41,350	42,470	43,260	44,610	46,260	47,590
ALAMO-BLACKHAWK***	8,022	8,420	8,490	8,610	8,730	8,860	8,990	9,120
RODEO-CROCKETT***	4,373	4,550	4,940	5,060	5,220	5,380	5,540	5,700
RURAL EAST C. C. CO.***	5,737	6,090	6,830	7,110	7,300	7,390	7,510	7,630
REMAINDER	2,281	2,410	2,620	2,820	2,910	3,000	3,090	3,180
CONTRA COSTA COUNTY	**344,129**	**368,310**	**394,510**	**417,330**	**435,190**	**453,400**	**472,030**	**489,650**

*CITY **CITY SPHERE OF INFLUENCE ***OTHER SUBREGIONAL AREA

TOTAL JOBS

SUBREGIONAL STUDY AREA	2000	2005	2010	2015	2020	2025	2030	2035
ANTIOCH**	20,440	21,270	23,030	26,460	30,100	33,940	37,940	42,040
BRENTWOOD**	7,480	7,610	8,580	10,620	12,790	15,090	17,480	19,550
CLAYTON**	1,390	1,440	1,490	1,540	1,620	1,710	1,800	1,880
CONCORD**	66,180	67,530	69,280	75,490	82,170	88,440	96,530	104,090
DANVILLE**	14,740	15,090	15,590	16,270	16,880	17,510	18,150	18,780
EL CERRITO**	6,470	6,650	6,740	7,380	7,910	8,630	9,380	10,140
HERCULES**	2,890	2,980	3,430	4,110	4,740	5,400	6,100	6,870
LAFAYETTE**	10,790	11,390	11,430	11,440	11,470	11,710	11,860	12,060
MARTINEZ**	21,250	22,000	22,820	25,210	27,250	29,620	32,080	34,410
MORAGA**	4,940	5,040	5,100	5,310	5,550	5,790	6,040	6,290
OAKLEY**	3,270	3,400	3,990	5,020	6,310	7,680	9,110	10,590
ORINDA**	6,230	6,230	6,280	6,320	6,460	6,610	6,760	6,910
PINOLE**	6,200	6,470	6,610	7,040	7,490	7,970	8,440	8,960
PITTSBURG**	17,470	18,260	20,350	24,200	28,280	32,580	37,150	41,830
PLEASANT HILL**	17,660	17,990	18,180	19,040	20,170	21,350	22,560	23,780
RICHMOND**	42,520	44,330	46,110	50,630	55,600	60,430	65,640	70,940
SAN PABLO**	6,250	6,190	6,490	7,020	7,630	8,170	8,880	9,440
SAN RAMON***	40,140	40,110	42,920	46,860	51,070	55,240	58,910	62,560
WALNUT CREEK**	62,040	62,140	62,580	64,930	67,430	71,240	74,790	77,300
ALAMO-BLACKHAWK***	5,390	5,430	5,430	5,600	5,890	6,210	6,540	6,880
RODEO-CROCKETT***	2,530	2,660	2,760	3,270	3,800	4,350	4,910	5,480
RURAL EAST C. C. CO.***	4,090	3,910	4,180	5,150	6,020	6,870	7,690	8,870
REMAINDER	950	910	920	940	960	970	990	1,000
CONTRA COSTA COUNTY	**371,310**	**379,030**	**394,290**	**429,850**	**467,590**	**507,510**	**549,730**	**590,650**

*CITY **CITY SPHERE OF INFLUENCE ***OTHER SUBREGIONAL AREA

draft

Projections 2009

Scenario: Focused Future

Contra Costa County

Association of Bay Area Governments

TOTAL POPULATION

SUBREGIONAL STUDY AREA	2000	2005	2010	2015	2020	2025	2030	2035
ANTIOCH**	91,293	102,300	108,500	110,957	113,471	115,224	117,605	120,038
BRENTWOOD**	24,385	44,600	61,500	53,328	57,745	63,206	67,592	71,945
CLAYTON**	10,863	11,100	11,300	11,199	11,222	11,253	11,277	11,300
CONCORD**	124,467	128,300	133,100	134,815	140,457	145,675	151,912	158,138
DANVILLE**	42,958	44,700	45,100	47,683	49,409	50,879	51,371	52,271
EL CERRITO**	29,116	29,300	29,600	29,795	30,448	30,962	31,622	32,212
HERCULES**	19,497	23,600	25,100	25,309	27,752	30,343	32,773	34,880
LAFAYETTE**	25,334	25,800	25,700	27,162	27,711	28,138	28,421	28,834
MARTINEZ**	42,061	43,300	43,800	45,059	46,089	46,837	48,065	49,279
MORAGA**	16,333	16,500	16,700	16,636	16,713	16,747	16,788	16,839
OAKLEY**	26,803	31,500	36,500	33,594	34,525	35,241	36,153	37,157
ORINDA**	17,599	17,800	17,800	17,834	18,411	18,869	19,151	19,635
PINOLE**	30,806	31,700	32,000	33,975	35,383	37,012	38,374	39,561
PITTSBURG**	77,479	84,000	89,900	93,352	99,988	108,310	115,363	121,600
PLEASANT HILL**	39,186	40,100	41,800	41,669	43,901	45,425	47,737	49,765
RICHMOND**	115,443	120,000	123,000	135,105	144,517	153,450	160,159	166,956
SAN PABLO**	34,215	35,100	37,000	33,583	36,633	39,012	40,858	43,975
SAN RAMON***	44,834	52,000	62,500	57,985	61,917	65,257	68,895	72,574
WALNUT CREEK**	78,848	81,200	87,300	88,084	94,960	101,405	108,866	114,909
ALAMO-BLACKHAWK***	23,809	25,000	25,000	26,103	26,173	26,105	26,082	26,061
RODEO-CROCKETT***	11,911	12,500	13,400	12,871	13,102	13,421	13,832	14,194
RURAL EAST C. C. CO.***	15,193	16,200	17,900	20,799	21,332	21,854	22,218	22,604
REMAINDER	6,383	6,800	7,300	7,490	7,711	7,778	7,961	8,124
CONTRA COSTA COUNTY	**948,816**	**1,023,400**	**1,091,800**	**1,104,386**	**1,159,573**	**1,212,404**	**1,263,074**	**1,312,851**

*CITY **CITY SPHERE OF INFLUENCE ***OTHER SUBREGIONAL AREA

HOUSEHOLDS

SUBREGIONAL STUDY AREA	2000	2005	2010	2015	2020	2025	2030	2035
ANTIOCH**	29,656	33,090	35,130	36,491	37,249	37,847	38,580	39,321
BRENTWOOD**	7,899	14,400	19,710	17,269	18,692	20,389	21,804	23,209
CLAYTON**	3,921	4,000	4,090	4,158	4,173	4,189	4,205	4,218
CONCORD**	44,972	46,130	48,100	49,234	51,250	53,230	55,445	57,613
DANVILLE**	15,266	15,820	16,090	16,976	17,517	17,866	18,249	18,586
EL CERRITO**	12,825	12,960	13,110	13,283	13,524	13,772	14,021	14,251
HERCULES**	6,428	7,750	8,370	8,423	9,227	10,235	11,019	11,770
LAFAYETTE**	9,682	9,840	9,910	10,551	10,670	10,757	10,872	10,985
MARTINEZ**	16,583	16,980	17,330	17,971	18,344	18,668	19,127	19,575
MORAGA**	5,674	5,730	5,820	5,859	5,878	5,895	5,916	5,937
OAKLEY**	8,294	9,730	11,210	10,310	10,571	10,795	11,061	11,341
ORINDA**	6,596	6,670	6,700	6,914	7,059	7,225	7,370	7,515
PINOLE**	10,505	10,720	10,950	11,759	12,239	12,897	13,385	13,828
PITTSBURG**	24,001	25,910	27,850	29,185	31,241	34,088	36,249	38,208
PLEASANT HILL**	16,565	16,910	17,720	17,943	18,932	19,754	20,790	21,744
RICHMOND**	40,563	42,000	43,450	47,686	50,938	54,161	56,633	59,058
SAN PABLO**	10,219	10,550	10,960	10,177	10,869	11,385	12,041	12,696
SAN RAMON***	16,981	19,590	23,780	22,231	23,720	24,973	26,442	27,894
WALNUT CREEK**	37,086	38,060	41,350	41,968	45,160	48,528	52,384	55,532
ALAMO-BLACKHAWK***	8,022	8,420	8,490	9,148	9,153	9,110	9,102	9,090
RODEO-CROCKETT***	4,373	4,550	4,940	4,763	4,899	5,020	5,145	5,274
RURAL EAST C. C. CO.***	5,737	6,090	6,830	7,752	7,920	8,054	8,171	8,287
REMAINDER	2,281	2,410	2,620	2,683	2,746	2,774	2,841	2,898
CONTRA COSTA COUNTY	**344,129**	**368,310**	**394,510**	**402,734**	**421,970**	**441,610**	**460,851**	**478,830**

*CITY **CITY SPHERE OF INFLUENCE ***OTHER SUBREGIONAL AREA

TOTAL JOBS

SUBREGIONAL STUDY AREA	2000	2005	2010	2015	2020	2025	2030	2035
ANTIOCH**	20,440	21,270	23,030	28,965	31,113	32,847	35,201	37,556
BRENTWOOD**	7,480	7,610	8,580	9,241	10,302	11,555	12,753	13,813
CLAYTON**	1,390	1,440	1,490	1,576	1,645	1,727	1,812	1,873
CONCORD**	66,180	67,530	69,280	70,294	76,382	81,619	90,510	98,540
DANVILLE**	14,740	15,090	15,590	16,994	17,082	17,250	17,358	17,456
EL CERRITO**	6,470	6,650	6,740	7,627	8,109	8,741	9,421	10,125
HERCULES**	2,890	2,980	3,430	3,454	4,001	4,679	5,297	5,989
LAFAYETTE**	10,790	11,390	11,430	11,145	11,297	11,479	11,715	12,080
MARTINEZ**	21,250	22,000	22,820	26,163	28,199	29,821	32,399	34,773
MORAGA**	4,940	5,040	5,100	5,800	5,868	5,928	5,994	6,078
OAKLEY**	3,270	3,400	3,990	4,526	5,365	6,551	7,555	8,670
ORINDA**	6,230	6,230	6,280	6,731	6,786	6,844	6,905	6,978
PINOLE**	6,200	6,470	6,610	5,502	6,162	6,935	7,659	8,472
PITTSBURG**	17,470	18,260	20,350	24,884	28,313	32,089	36,000	39,874
PLEASANT HILL**	17,660	17,990	18,180	23,392	24,501	25,506	26,724	28,024
RICHMOND**	42,520	44,330	46,110	55,943	61,135	64,963	69,820	75,330
SAN PABLO**	6,250	6,190	6,490	6,058	6,830	7,689	8,607	9,356
SAN RAMON***	40,140	40,110	42,920	43,144	45,807	48,215	50,577	52,969
WALNUT CREEK**	62,040	62,140	62,580	65,379	68,939	71,969	77,334	81,274
ALAMO-BLACKHAWK***	5,390	5,430	5,430	7,694	7,749	7,828	7,892	7,950
RODEO-CROCKETT***	2,530	2,660	2,760	3,120	3,428	3,753	4,084	4,419
RURAL EAST C. C. CO.***	4,090	3,910	4,180	5,240	5,753	6,022	6,389	6,906
REMAINDER	950	910	920	1,268	1,300	1,353	1,395	1,434
CONTRA COSTA COUNTY	**371,310**	**379,030**	**394,290**	**434,141**	**466,067**	**495,365**	**533,401**	**569,940**

*CITY **CITY SPHERE OF INFLUENCE ***OTHER SUBREGIONAL AREA